

A G E N D A

BUILDING COMMITTEE

June 30, 2004
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

July 6, 2004
11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

.....

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, BOYNE CITY – Boyne City Chemical Company Site – Soil and Groundwater Removal Project
File No. 761/04083.RRD – Index No. 47414
Low Responsive Bidder: MacKenzie Environmental Company, Inc., Grand Ledge; \$696,064.68
2. DEPARTMENT OF TRANSPORTATION, HOUGHTON – Houghton Maintenance Garage – Salt/Sand Storage Building
File No. 591/04153.AGY – Index No. 27000
Low Responsive Bidder: Yalmer Mattila Contracting, Inc., Houghton; \$1,237,000.00

MODIFICATION OF CONTRACT FOR PROFESSIONAL SERVICES

3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – State Capitol Governmental Complex – Ottawa Towers Parking Ramp and Plaza Renovations
File Nos. (New) 071/04056.DCS & (Old) 071/00006.IJH - Index Nos. (New) 11558 & (Old) 11160 - Contract No. Y00172
That the contract for professional services with Carl Walker, Inc., Kalamazoo, Michigan, be increased \$736,016.31 on a payroll basis times a multiplier of 2.7, plus reimbursables, to provide and prepare complete Contract Documents for the design, bidding and structural repairs and associated construction work for the State Capitol Governmental Complex, Ottawa Towers Parking Ramp and Plaza Renovations in Lansing, Michigan.

REVISIONS TO CONSTRUCTION CONTRACTS

4. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Forensic Center
File No. 391/99210.JAN – Index No. 53086
Walbridge Aldinger Company, Detroit; CCO No. 31, Incr. \$177,362.00
5. DEPARTMENT OF AGRICULTURE, EAST LANSING – Michigan State University – Animal Health and Diagnostic Laboratory
File No. 791/00301.DCS – Index No. 53073
Granger Construction Company, Lansing; CCO No. 26, Incr. \$109,704.00

6. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, PLAINWELL – Michigan Career and Technical Institute – Heating, Ventilating & Air Conditioning System Upgrade
File No. 801/01463.RCH – Index No. 31000
Diversified Mechanical Services, Inc., Comstock Park; CCO No. 5, Incr. \$81,600.00

RECOMMENDATION TO GRANT UTILITY EASEMENT

7. DEPARTMENT OF CORRECTIONS, LYNDON TOWNSHIP - That the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, grant a utility easement to Lyndon Township, a Michigan local government with offices at 17751 North Territorial Road, Chelsea, Michigan 48118, as described below:

Commencing at the East 1/4 Corner of Section 33, T1S, R3E, Lyndon Township, Washtenaw County, Michigan; thence along the East and West 1/4 line of said Section S 86 deg. 39' 52" W 209.44 feet; thence N 00 deg. 54' 41 " E 37.07 feet to the Northerly right of way line of Waterloo Road for a POINT OF BEGINNING; thence along said Northerly right of way line S 87 deg. 26' 27" W 195.62 feet; thence N 45 deg. 14' 38" E 50.28 feet; thence N 83 deg. 07' 42" E 121.24 feet; thence S 89 deg. 05' 19" E 40.00 feet; thence S 00 deg. 54' 41 " W 40.54 feet to the Point of Beginning. Containing 6,878 square feet of land more or less and being a part of the Northeast 1/4 of Section 33, T1S, R3E, Lyndon Township, Washtenaw County, Michigan. Subject to easements and restrictions.

Further, that all legal documents relative to this grant of easement be prepared by the Office of the Attorney General (AG) in consultation with the Department of Management and Budget Real Estate Division.

RECOMMENDATION TO GRANT UTILITY EASEMENT

8. DEPARTMENT OF CORRECTIONS, BETHANY TOWNSHIP – A recommendation for the State Administrative Board to amend its August 19, 2003 grant of utility easement to the Consumers Energy Company, with offices at 1945 West Parnell Road, Jackson, M 49201. The easement would continue to serve for the exclusive purposes of allowing the Grantee to install and service electric transmission and distribution facilities consisting of one line of towers, pole structures, poles or any combination of same with wires, cables conduits, cross arms, braces, guys, anchors and transformers, as well as other fixtures and appurtenances and electric control conduits and devices needed to service State-owned facilities. However, it is recommended that the legal description of the easement corridor be amended as follows to accommodate Grantee's requirement that the easement boundary extend to the middle of the adjacent Pine River, not an on-shore water line:

40-Foot Wide Overhead Electrical Easement (Overall / State of Michigan property):

A 40-foot Wide Overhead Electrical Easement located in Section 19, T12N-R2W, Bethany Township, Gratiot County, Michigan, said easement being 20 feet on each side of the following described centerline: Commencing at the East 1/4 corner of said Section 19; thence along the East-West 1/4 line of said Section 19, N89°40'10"W, 2015.36 feet; thence N00°20'40"W, 88.42 feet to the POINT OF BEGINNING; thence S74°27'18"W, 136.79 feet; thence S22°05'55"W, 834.51 feet; thence N68°46'07"W, 169.90 feet to the thread of the Pine River and the POINT OF ENDING. The last course shall be shortened or lengthened to end at the thread of the Pine River.

Please note that this amended easement, like the original version, is designed to operate in concert with a companion easement sought by the State Building Authority (SBA) for this project that was approved by the State Administrative Board previously as well. That SBA easement area remains described as:

40-Foot Wide Overhead Electrical Easement (State Building Authority property only):

A 40-foot Wide Electrical Easement located in Section 19, T12N-R2W, Bethany Township, Gratiot County, Michigan, said easement being 20 feet on each side of the following described centerline: Commencing at the East 1/4 corner of said Section 19; thence along the East-West 1/4 line of said Section 19, N89°40'10"W, 2168.34 feet to the POINT OF BEGINNING; thence S22°05'55"W, 779.59 feet; thence N68°46'07"W, 1.83 feet to the POINT OF ENDING.

Further, it is recommended that all legal documents relative to this grant of easement be prepared by the Office of the Attorney General (AG) in consultation with the Department of Management and Budget Real Estate Division.

LEASE FOR PRIVATE PARTY

9. DEPARTMENT OF STATE, KALKASKA - Renewal of lease (# 2831) from May 1, 2004, through April 30, 2009, with Ronald and Janice Ascione, Husband and Wife, 2101 US 131 N.W., Kalkaska, Michigan 49646 for 1,230 square feet of usable office space and 15 parking spaces located at 114 Northland Plaza, Kalkaska, 49646. The annual per square foot rental rate for this space is \$7.80 (\$ 800.00 per month). This rate does not include janitorial services and supplies. Also, this rate does not include get-ready costs in an amount not-to-exceed \$1,492.00. This lease contains one-five year renewal option with an annual per square foot rental rate of \$8.29 (\$850.00 per month). This space provides workstations for two employees. This lease contains a 60-day Standard Cancellation. The Building Clerk for the Village of Kalkaska was contacted and advised this space is located in Urban Commercial zoning and is considered the urban business district (per the Zoning Administrator/Manager). This lease has been approved by the Attorney General as to legal form. Source of Funds: 71% Restricted Funds; 29% General Fund

Resolution of the State Administrative Board

10. Resolution of the State Administrative Board Approving A Construction and Completion Assurance Agreement, A Conveyance of Property and A Lease for the Department of Management and Budget Capitol Complex Renovations

Legislative Background

Project	Public Act	Total Cost	SBA Share	GF/GP Share	House Concurrent Resolution	Date Approved
DMB – Capitol Complex Renovations	PA237 of 2003	\$27,563,300	\$27,563,200	\$100	HCR 49	6/3/04

RECOMMENDATION TO APPROVE SITE LICENSE AGREEMENT

11. That approval be given to the Department of Community Health for a site license agreement to allow Nextel West Corporation, a Delaware corporation doing business as Nextel Communications, to place an antenna on the Mount Pleasant Water Tower located at 1400 West Pickard Street, Mount Pleasant, MI 48858. This license is for five (5) years at a rate of \$18,000.00 per year. This agreement contains three (3) five-year (5) renewal options at a 3% escalation amount for each option.